

# ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>140.31</u>
MEPA Analyst:	<u>Anne Canaday</u>
Phone:	617-626- <u>1035</u>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Duxbury Estates		
Street: Summer Street		
Municipality: Duxbury	Watershed: South Coastal	
Universal Transverse Mercator Coordinates:	Latitude: 42-2.44'	Longitude: 70-44.83'
Estimated commencement date: June 2007	Estimated completion date: 2010	
Approximate cost: \$10,000,000	Status of project design: 100	%complete
Proponent: By Design Construction, Inc.		
Street: 223 Worcester Street		
Municipality: Natick	State: MA	Zip Code: 01760
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard Grady, P.E.		
Firm/Agency: Grady Consulting, LLC	Street: 6 Grays Beach Road	
Municipality: Kingston	State: MA	Zip Code: 02364
Phone: 781.585.2300	Fax: 781.585.2378	E-mail: rick@gradyconsulting.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No

Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No

Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:  
 a Single EIR? (see 301 CMR 11.06(8))  Yes  No  
 a Special Review Procedure? (see 301 CMR 11.09)  Yes  No  
 a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No  
 a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): \_\_\_\_\_

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify Natural Heritage \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: Duxbury Zoning Board of Appeals grant of Special Permit; Duxbury Conservation Commission Order of Conditions

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |  |  |
|---------------------------------|--|--|
| <input type="checkbox"/> Land   | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater              | <input type="checkbox"/> Transportation                        |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air                     | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations             | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval  <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____
Total site acreage	25.98 acres			
New acres of land altered		10.9 acres		
Acres of impervious area	None	3.83 acres	3.83 acres	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
<b>STRUCTURES</b>				
Gross square footage	None	97,000 SF 38 @ 2,300 6 @ 1,600		
Number of housing units	None	44	44	
Maximum height (in feet)	None	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	None	288	288	
Parking spaces	None	172	172	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	None	6,900 GPD	6,900 GPD	
GPD water withdrawal	None	None	None	
GPD wastewater generation/treatment	None	6,900 GPD	6,900 GPD	
Length of water/sewer mains (in miles)	None	2,570 If water 1,700 If sewer	2570 If water 1700 If sewer	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

- Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify Estimated Habitat per October 1, 2006 Atlas \_\_\_\_\_ )  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_ )  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_ )  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_ )  No

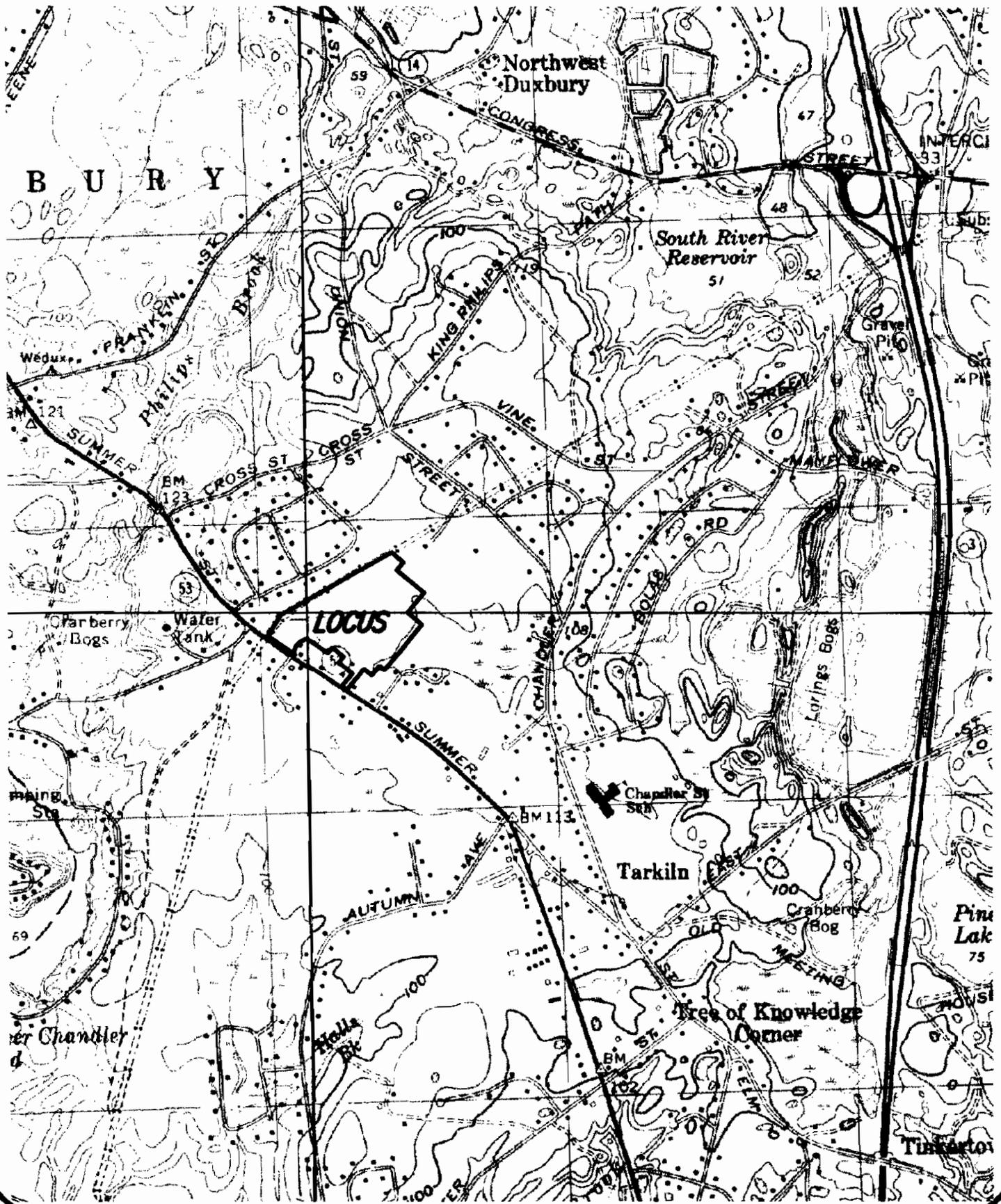
**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

- (a) **The project site consists of 25.98 acres and is located on the northerly side of Summer Street (State Highway Route 53) in Duxbury adjacent to house #451. The site is gently sloped with elevations ranging between 110 and 118 feet based on an NGVD 1929 datum. The property is located in the Planned Development (PD-1) and Residential Compatibility (RC) zoning districts in accordance with the Duxbury Zoning Bylaw. A portion of the site closest to Route 53 is also located in an Aquifer Protection Overlay zoning district.**
- (b) **Due to constraints of the zoning bylaw alternatives for development of this property is limited to single family residential subdivision or condominium type development with a density range of 1 to 2.5 units per acre. After consideration of these alternatives the applicant determined that there was a need for the type of housing proposed and that it is the best suited development for this location on Route 53. The layout and configuration shown on the site plan provides for significant buffers to surrounding properties. The nearest units are approximately 500 feet from Summer Street, 120 feet from the property line to the north, 250 feet from residences to the north and over 300 feet from residences to the northeast and southeast. The applicant considered other alternatives for single family residential subdivision and other layouts for the over-55 condominium housing proposed but these alternatives did not provide for the significant common open space surrounding the developed portion of the property and reduced setbacks to adjacent residences. The applicant also developed a similar project on Moraine Street in Marshfield and found these units to be highly desirable to buyers. The alternative shown on the plan also enables all housing units (including the sewage disposal system) to be located outside of the Aquifer Protection Zone. Other more dispersed alternatives may have required placement within this zone.**
- (c) **The alternative chosen is in itself a mitigation measure to single family residential subdivision alternative. Large buffers and contiguous natural open space surround the proposed development. Except for the entrance drive all land within the Aquifer Protection District will remain natural. All sewage will be discharged outside of the Aquifer Protection District. A low impact development drainage alternative was chosen for stormwater runoff. This system will consist of densely planted bio retention swales along both sides of the main access road. The layout of the site was designed so no work is proposed within any wetland resource area.**



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